



— *Texas is Our Territory* —
BILL JOHNSON & ASSOCIATES
REAL ESTATE



0 Hartman Lane

Cat Spring, TX

0 Hartman Lane | Cat Spring, TX



Bring your vision of country living to life with these beautiful 34 acres located in the much desirable Cat Spring area of Austin County! This tract boasts a pond, springs, and a wet weather creek that cuts across the back of the property. Multiple building sites, abundant wildlife, sandy loam soil, a variety of mature hardwoods including sprawling live oaks, and some elevation change completes the picturesque setting.

Property is located at the end of an all-weather county road. This privacy and seclusion will offer the perfect peaceful location for your new home or weekend getaway.

In addition, the acreage is unrestricted, has excellent perimeter fencing, and currently under agricultural exemption. Call today to schedule your private tour.

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LOT OR ACREAGE LISTING

Location of Property:	A033 S C DOUGLASTRACT 4		Listing #:	145612
Address of Property:	0 Hartman Lane, Cat Spring, TX		Road Frontage:	1,147 feet
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	No		Lot Size or Dimensions: 34.15 acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Number of Acres:		34.1500		
Price per Acre (or)				
Total Listing Price:		\$1,105,000.00		
Terms of Sale:				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:				
Property Taxes:		Year: 2023		
School:		\$28.23		
County:		\$10.64		
Hospital:		\$2.78		
FM Road:		\$2.20		
Rd/Brg:		\$2.27		
TOTAL:		\$46.12		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
School District:				
Minerals and Royalty:				
Seller believes	100%	*Minerals		
to own:	100%	*Royalty		
Seller will	Negotiable	Minerals		
Convey:	Negotiable	Royalty		
Leases Affecting Property:				
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Lessee's Name:				
Lease Expiration Date:				
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cattle	<input type="checkbox"/> No	
Lessee's Name:	Clint Burger			
Lease Expiration Date:	at closing			
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Easements Affecting Property:		Name(s):		
Pipeline:				
Roadway:				
Electric:				
Telephone:				
Water:				
Other:				
Improvements on Property:				
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Buildings:				
Barns:				
Others:				
% Wooded:	approximately 60%			
Type Trees:	live oak, pin oak, pines, cedars, yaupons			
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	Excellent - 2 yrs old		
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	Condition:			
Ponds:	Number of Ponds:	1		
Sizes:	1 acre			
Creek(s):	Name(s):	1 wet weather creek		
River(s):	Name(s):			
Water Well(s): How Many?	0			
Year Drilled:		Depth:		
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Provider:				
Electric Service Provider (Name):				
San Bernard Electric Coop				
Gas Service Provider				
Septic System(s): How Many:		0		
Year Installed:				
Soil Type:	Sandy Loam			
Grass Type(s)	Native			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property:		Cat Spring		
Distance:				
Driving time from Houston	1 hour			
Items specifically excluded from the sale:				
Additional Information:				

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date